

**Springerville Planning & Zoning Commission
Regular Meeting Minutes
April 14, 2005**

Present: Chairman Kay Matthews, Arnold Moya, Betty Amator, Bill Lucas, Kay Wilkins

Absent: None

Staff: Larisa Bogardus, Zoning Administrator

Public: Council liaison Pete Hunt, Robert Coffman, Becky Coffman, Leigh Baca, Lynn Baca

1. CALL TO ORDER

Chairman Kay Matthews called the meeting to order at 7 p.m.

Roll Call: Present: Kay Matthews
Arnold Moya
Betty Amator
Bill Lucas
Kay Wilkins

2. PUBLIC PARTICIPATION: There was no public participation.

CONSENT ITEMS

- 3. MINUTES:** Motion by Commissioner Wilkins, second by Commissioner Lucas to approve the minutes of the Feb. 24, 2005 special meeting and the March 10, 2005 regular meeting as presented. Passed 5-0.
- 4. ZONING ADMINISTRATOR'S REPORT:** No action, questions or comments.

OLD BUSINESS

- 5. CUP 2005-005:** Consider an application by Robert Coffman for a conditional use permit for a five to six foot privacy fence around his front yard at 516 Belair (parcel 104-03-035). This item was tabled from the last meeting and staff was directed to obtain more information from the police and fire departments. Ms. Bogardus reported that Mrs. Coffman had offered to compromise with a 4-foot fence, which both departments were willing to accept, however, the police department did not want the fence to be opaque. Mrs. Coffman said the chief of police told her a half-inch gap was acceptable. Ms. Bogardus suggested recessing to contact the chief for clarification. Motion by Commissioner Moya, second by Commissioner Amator. Passed 3-2 with Commissioners Moya, Amator and Matthews in favor and Commissioners Lucas and Wilkins opposed. Ms. Bogardus reported that the chief was on his way. It was decided to proceed with the rest of the agenda while waiting for the chief and return to this item later.
- 6. MINOR LANDSPLITS:** Discuss drafting regulations for minor landsplits, direct staff and possibly appoint a subcommittee. Commissioners Amator and Moya agreed to serve on a subcommittee that will include local realtors. Staff was directed to coordinate with all parties.

NEW BUSINESS

7. **CUP 2005-010:** Consider an application by Lynn and Lonnie Baca for a conditional use permit for a six foot privacy fence around the rear side yard of their home at 507 Fairlane (parcel 104-03-049).

Mrs. Baca explained that the fence had already been erected to contain a dog. Ms.

Bogardus explained that the fence only borders the rear and side yards. This is before the commission because the side yard borders Maricopa. Motion by Commissioner Wilkins, second by Commissioner Moya to allow the permit without conditions. Passed 5-0.

8. **RETURN TO CUP 2005-005:** Chief West said he opposed an opaque fence for the safety of officers and the public. He said a half-inch was not acceptable, then illustrated several types of construction that would be. Motion by Commissioner Lucas, second by Commissioner Moya to allow a 4-foot fence at the front of the property with at least a 3-inch spacing between slats. Passed 5-0.

ADJOURNMENT: Motion by Commissioner Amator, second by Commissioner Moya. Passed 5-0.

The meeting adjourned at 7:35 p.m.

Kay Wilkins, Vice Chair